

**VALUE ADD - 3 TENANT STRIP CENTER FOR SALE**  
22nd Street and Craycroft  
5623 - 5627 E 22nd Street, Tucson, Arizona



Exclusively represented by

**ANDREAS CASTILLO**  
acastillo@volkco.com  
520.495.3220

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. **All projected income or expenses, tenant and financial data**, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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## TRAFFIC COUNTS

<b>22ND STREET</b>	43,499 AADT (2024)
<b>CRAYCROFT</b>	26,877 AADT (2024)

*SOURCE: Pima Association of Governments 2026*

## AVAILABLE

<b>BUILDING SIZE</b>	±3,720 SF (per assessor)
<b>LAND SIZE</b>	±9,625 SF (per assessor)
<b>SALE PRICE</b>	\$449,000 (\$120.70 / SF)
<b>APN</b>	128-06-1070
<b>TAXES</b>	\$4,020 (2025)
<b>ZONING</b>	C-1

## HIGHLIGHTS

- Building configured for 3 tenants
- Excellent visibility along 22nd Street
- Large monument signage
- High density central Tucson location
- Owner/User or Investment Opportunity

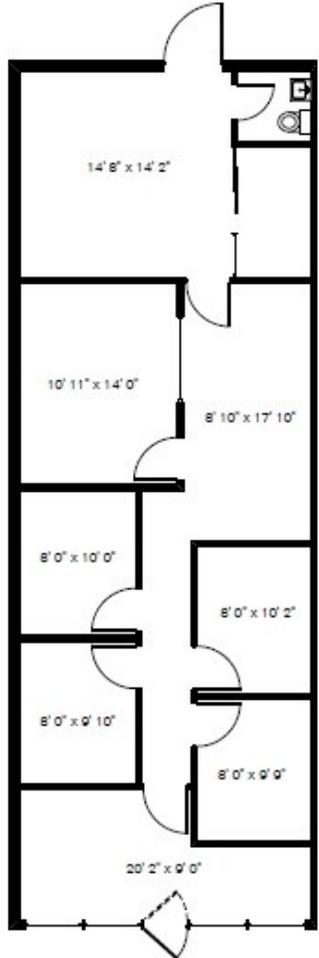
## FINACIALS

- 100% leased, all tenants are month to month
- Income producing property—please do not disturb tenants
- Per Owner, current rents approximately \$8.00/SF with no CAM recovery provisions

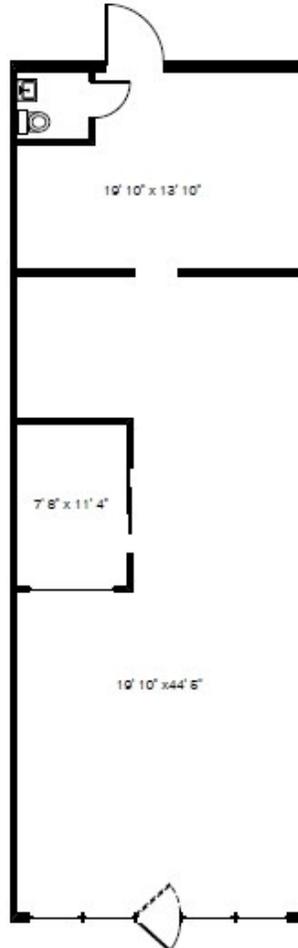
<b>DEMOGRAPHICS</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
<i>(2025 Estimates)</i>			
<b>Population</b>	14,351	108,530	255,841
<b>Avg Household Income</b>	\$69,954	\$73,524	\$80,848
<b>Total Employees</b>	4,755	56,811	114,750

*SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025*

**FLOORPLANS**



Gross 1,268 Sq Ft



Gross 1,215 Sq Ft



Gross 1,258 Sq Ft

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